



**SMALL AREA PLAN**

**City of Alexandria, Virginia**

# **OLD TOWN NORTH SMALL AREA PLAN UPDATE**

**City Council Public Hearing  
Saturday, December 12, 2015  
9:30 AM**



# OTN SAP PLANNING HISTORY

## 1974 CITY MASTER PLAN

- Transition of OTN from an industrial area to a **mixed-use neighborhood**

## 1992 OTN SAP

- Strengthened OTN's **mixed-use character and balance** with comprehensive planning tools: zoning, urban design, retail focus areas, street network



## OTN SAP Update

- To further strengthen the **mixed use character and balance** of the neighborhood given
  - Pending Development/Redevelopment
  - Projected Growth

# OTN SAP UPDATE WORK PLAN

(Sept 2015 – January 2017)

- **Phase I – Plan Framework Elements Phase**
  - Plan principles/goals/objectives and themes
  - Plan categories
  - Plan concept designs
- **Phase II – Study Phase**
- **Phase III – Testing/Refinements Phase**
- **Phase IV – Recommendations Phase**
- **Phase V – Plan Development, Consideration and Implementation Phase**

**COMMUNITY INPUT CRITICAL COMPONENT OF ALL PHASES**



**SMALL AREA PLAN**

**City of Alexandria, Virginia**

**OLD TOWN NORTH  
Visioning**

**Charrette Week**



# CHARRETTE OVERVIEW

**LOCATION – 44 CANAL CENTER PLAZA, 4<sup>TH</sup> FLOOR  
(American Real Estate Partners)**

**HOURS – 8:00 AM TO 9:00 PM**

**ACCESS – WEEKLONG OPEN PUBLIC ACCESS PROVIDED; A  
COMMUNITY TOUR ON MONDAY; AND THREE COMMUNITY  
OPEN HOUSES DURING THE WEEK**

## **THREE PUBLIC MEETINGS**

- **Public Meeting #1 – Monday, November 16, 2015**  
Purpose – Discussion and Community Input on  
Principles/Goals/Objectives and Identification of Themes
- **Public Meeting #2 – Wednesday, November 18, 2015**  
Purpose – Discussion and Community Input on Themes,  
Plan Categories and Conceptual Design Options
- **Public Meeting #3 – Friday, November 20, 2015**  
Purpose – Synthesis of Weeklong Community Input

# Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

## Planning, Design, Land Use

- Enrich community livability
- Cultivate urban village character
- Manage development scale and context
- Promote viable balance of uses
- Parking
- Building heights



# Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

## Transportation

- Foster neighborhood walkability
- Improve connectivity between Marina Towers, Parkway and Old Town
- Strengthen transit, bicycle, pedestrian links to Metro
- Use of tracks/trail
- Connectivity
- Streetscape improvements



## Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

### Housing

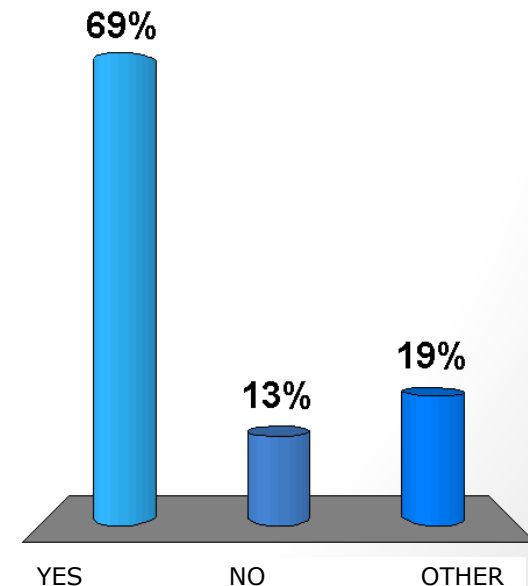
- Increase housing opportunities for a range of incomes and abilities
- Community facilities
- Rental/ownership/specifics



## Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

### Infrastructure/Environment

- Establish an eco-district **with measures**
- Employ neighborhood energy efficiency and stormwater recovery solutions
- **Specifics for redevelopment sites**



## Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

### Open Space, Recreation, Culture

- Preserve & support cultural spaces & the arts
- Enhance & connect existing parks and public spaces
- Add community open spaces
- Add community meeting spaces
- Montgomery Park as heart of the community
- Waterfront activity



## Historic Preservation

- Memorialize and celebrate industrial and transportation heritage
- Make history an integral part of the Plan



## Community Input: Plan Principles/Goals/Objectives and Themes by Plan Categories

### **Economic Development**

- Support and increase small businesses and retail establishments
- Focus/target retail areas





**SMALL AREA PLAN**



# Old Town North Working Draft Framework Plan



# Working Draft Framework Plan: Existing Open Space



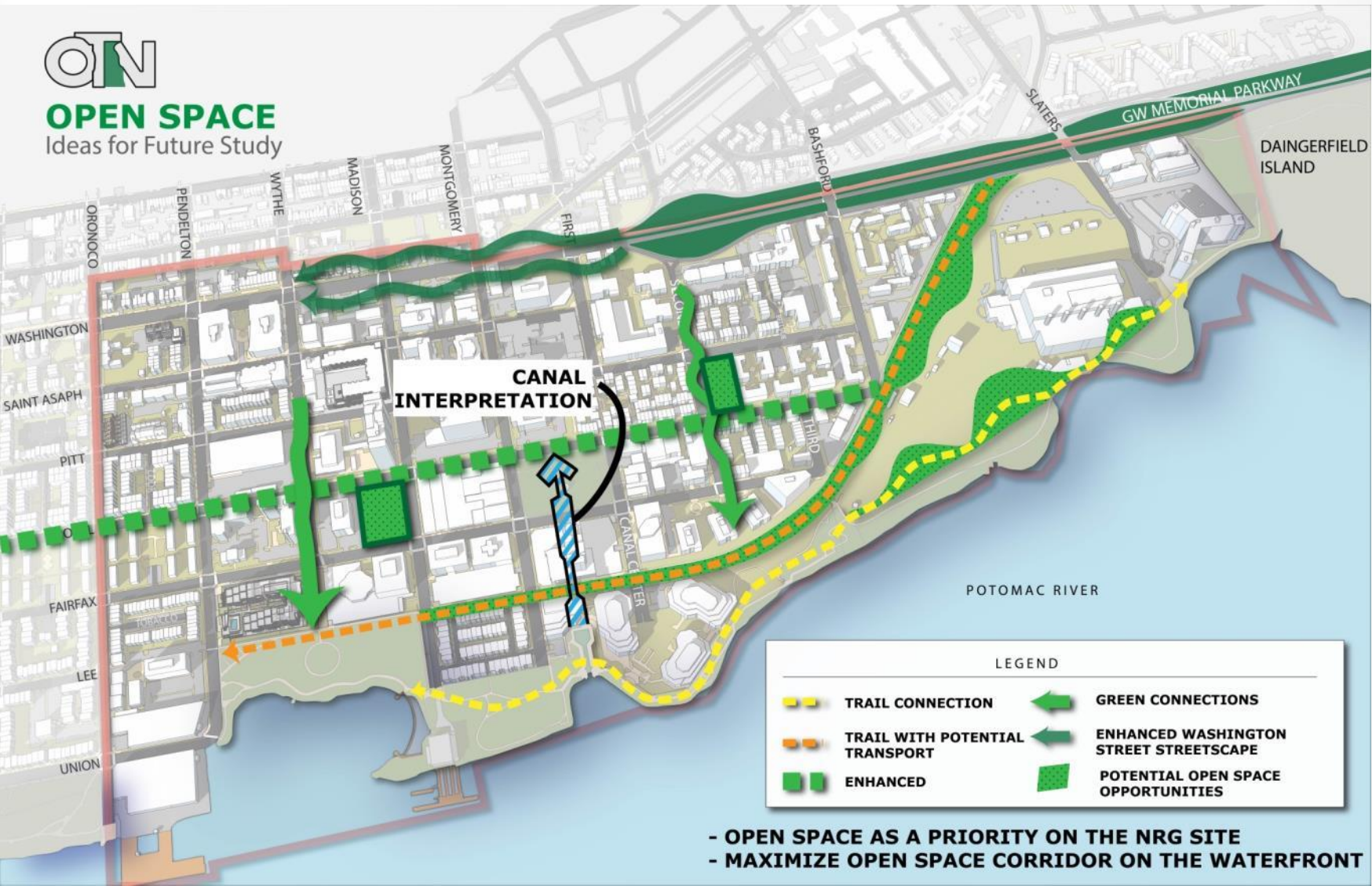
OPEN SPACE - EXISTING



# WORKING DRAFT FRAMEWORK PLAN: OPEN SPACE



**OPEN SPACE**  
Ideas for Future Study

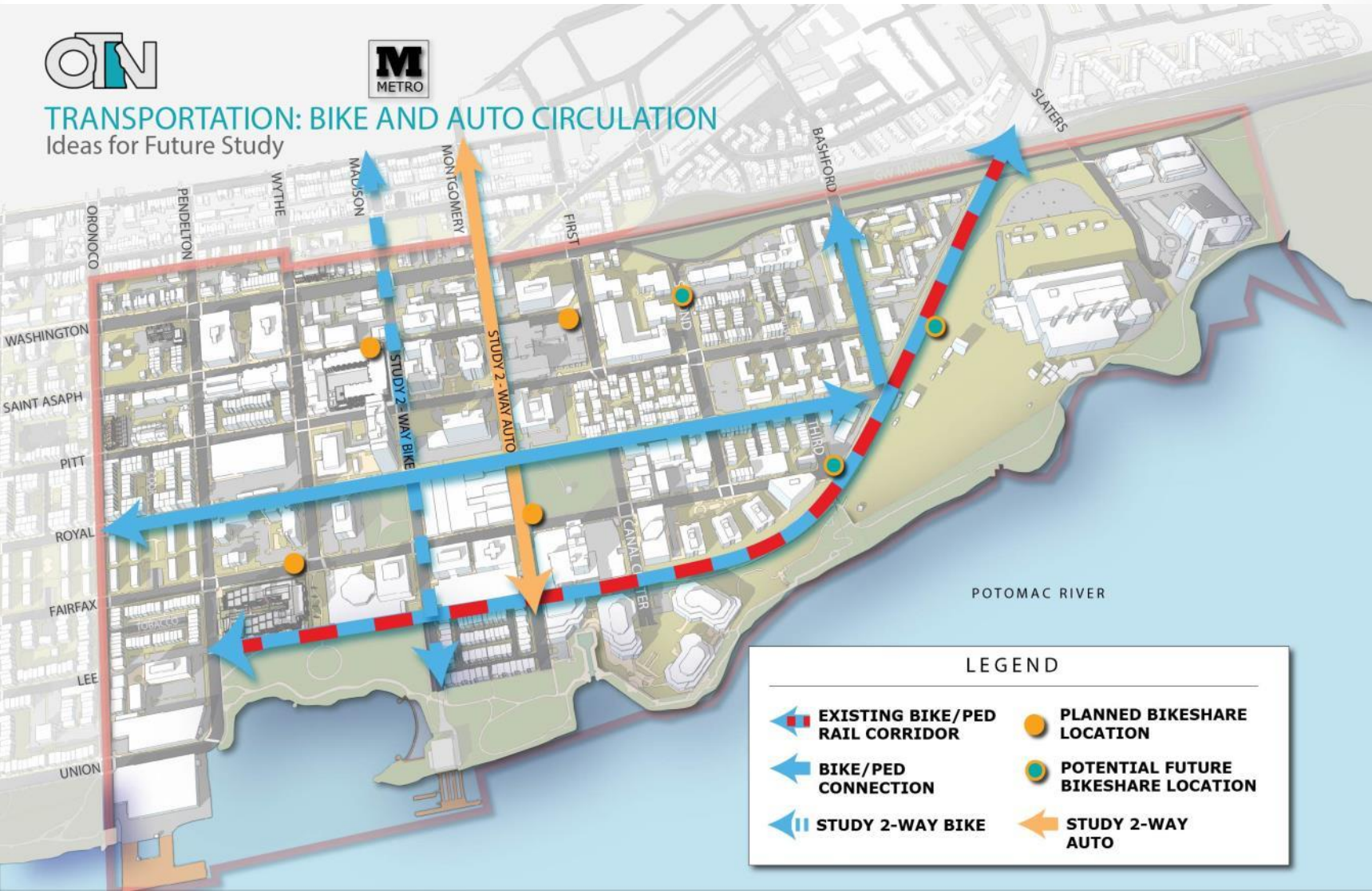


# Working Draft Framework Plan: Transportation



## TRANSPORTATION: BIKE AND AUTO CIRCULATION

Ideas for Future Study



# BACKGROUND

## Forms of Connections





# WORKING DRAFT FRAMEWORK PLAN LAND USE



**LAND USE**

Ideas for Future Study

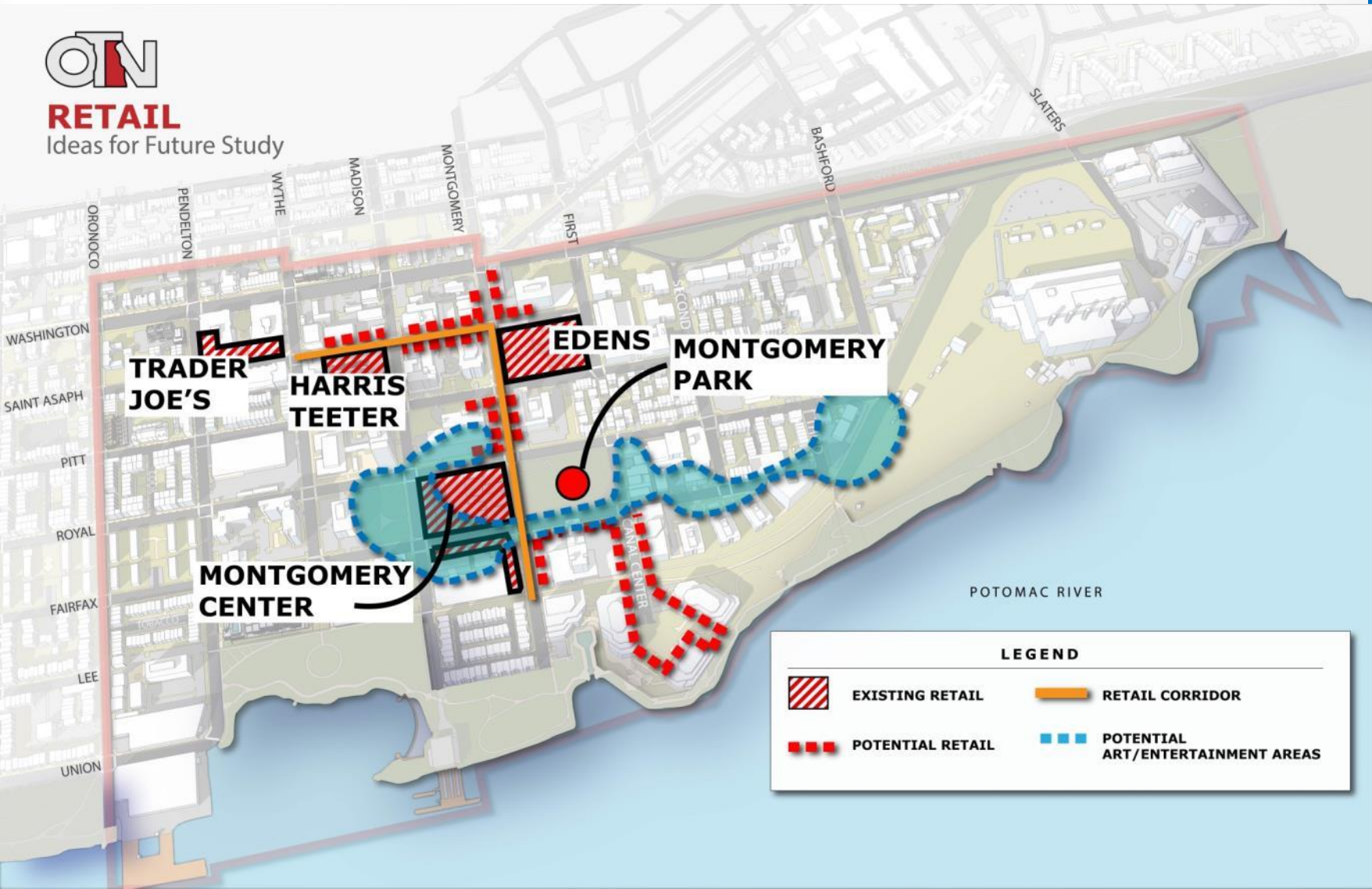


# WORKING DRAFT FRAMEWORK PLAN: POTENTIAL RETAIL



## RETAIL

Ideas for Future Study



# Working Draft Framework Plan Land Use



## URBAN DESIGN - A WATERFRONT NEIGHBORHOOD

Ideas for Future Study



# Potential Enhancements View to Monuments



*View looking North from NRG*

# Potential Enhancements Montgomery Street



*View looking West*

# Working Draft Framework Plan: Historic Preservation



## HISTORY & ARCHAEOLOGY: THEME AREAS



# Affordability at all life stages

- Who
  - Young people
  - Families
  - Empty nesters
  - Seniors - aging in place
- **Benefits**
  - Housing choices for all incomes, life stages, and physical abilities
  - People can live near employment & transit
  - Promote economic diversity in communities
  - Allow people to age-in-place



# ECO DISTRICT CONCEPT

Implementing Eco-City Alexandria and sustainability through the Small Area Plan Process



## DIVERSITY & MIXED USE

- Achieve a variety of building types, heights, and densities that support a diverse population and allows for aging in place.
- Prioritize the provision of on-site affordable housing.
- Achieve, sustain, and utilize a balanced land use mix including key features to create a complete neighborhood to meet the community's social and economic needs.
- Explore innovative housing solutions such as micro-units and existing building conversions as feasible.
- Use open spaces to connect neighborhoods to viewsheds and public amenities such as, parks, and the Water front.

## MULTI-MODAL TRANSPORTATION

- Provide a mix of land uses with an interconnected network that emphasizes walking, biking, and public transit to reduce vehicle trips.
- Prioritize public transport, biking, and walking as an economic, environmental and public health tool.
- Enable adoption of low-emission & electric vehicles through charging and clean fuel infrastructure.

## ENERGY AND GREEN BUILDING

- Prioritize energy efficiency and high performance and enhanced green building.
- Emphasize on site renewable and district-scale energy systems
  - o solar
  - o ground source heat pumps
  - o microgrid
  - o storage

## CARBON FOOTPRINT REDUCTION

- Prioritize clean, renewable and low-carbon energy sources locally and from external utility distribution.
- Promote 'Smart Cities' technologies.

## WATER QUALITY

- Address impact of combined sewer overflows (CSOs).
- Implement stormwater management through green infrastructure and low-impact development.
- Increase tree canopy and enhance green space through appropriate planting, native trees and green roofs.
- Conserve water through re-use and use of low-flow fixtures.

## MEASURES

- Energy and Greenhouse gas emissions per capita.
- Increase in open space.
- Percent of energy supply from renewable resources.
- Number of green / roofs, light colored pavements and increase in tree canopy coverage.
- Number of green infrastructure projects.
- Number of acres with separated sewer system.
- Increase in transit ridership / service.
- Increase in number of bike / pedestrian trips.

# Next Steps (Jan. – Aug. 2016)

**Evaluate the feasibility and potential impacts of proposed plan elements and design concepts**

- **Phase II (Study)** – Study Plan Framework Elements
- **Phase III (Test/Refine)** – Test Framework Elements and Refine
- **Phase IV (Plan Recommendations)** – Recommendations for Plan Development